

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only

Date Received: _____

Date Accepted: _____

Planning District: _____

Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Richard F. Neel, Jr, SE Fairfax Development Corp. Daytime Phone: 703.306.5008

Address: 8800-A Pear Tree Village Court, Alexandria, VA 22309

Nominator E-mail Address: info@sfdc.org

Signature of Nominator (NOTE: There can be only one nominator per nomination):

_____ 

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
President

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☐ Lee ☐ Mason ☒ Mount Vernon ☐ Springfield

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 407.939 sq. ft. 9.365 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

See Attachment B

Current Plan Map Designation: See Attachment B

Proposed Comprehensive Plan Designation: See Attachment C

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	77%
Retail	8%
Public Facility, Gov & Institutional	
Private Recreation/Open Space	15%
Industrial	
Residential*	
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	

** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

APR# 05-IV-32MV

Page 2 of 10

[illegible]

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

[illegible]

Attachment B

Existing language:

Sub-unit A-2

This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to .35 FAR. This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for mixed-use development including office and/or retail uses up to .50 FAR. Any development proposal should meet the following conditions:

- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements are provided;
- Access points are consolidated and an efficient internal circulation system is provided;
- Substantial buffering and screening are provided to adjacent residential and other existing uses;
- Retention of existing basic commercial uses currently located in the Woodlawn Plaza Center is encouraged; and
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.

Woodlawn Shopping Center

Attachment C

Proposal: change existing language to read:

Sub-unit A-2

This sub-unit primarily consists of the Woodlawn Shopping Center and other strip commercial uses located on the west side of Richmond Highway south of Woodlawn Court and is planned for community-serving retail use up to 0.50 FAR if the following conditions are met:

- Consolidation of parcels includes the environmental quality corridor surrounding Dogue Creek which is preserved as open space;
- Building heights are tapered down toward adjacent residential uses;
- Dedication of needed rights-of-way for planned roadway improvements are provided;
- Access points are consolidated and an efficient internal circulation system is provided;
- Substantial buffering and screening are provided to adjacent residential and other existing uses.

As an option, Sub-unit A-2 is planned for commercial development at an intensity of up to 1.50 FAR, if the development includes office, hotel and/or retail uses and meets the following additional conditions:

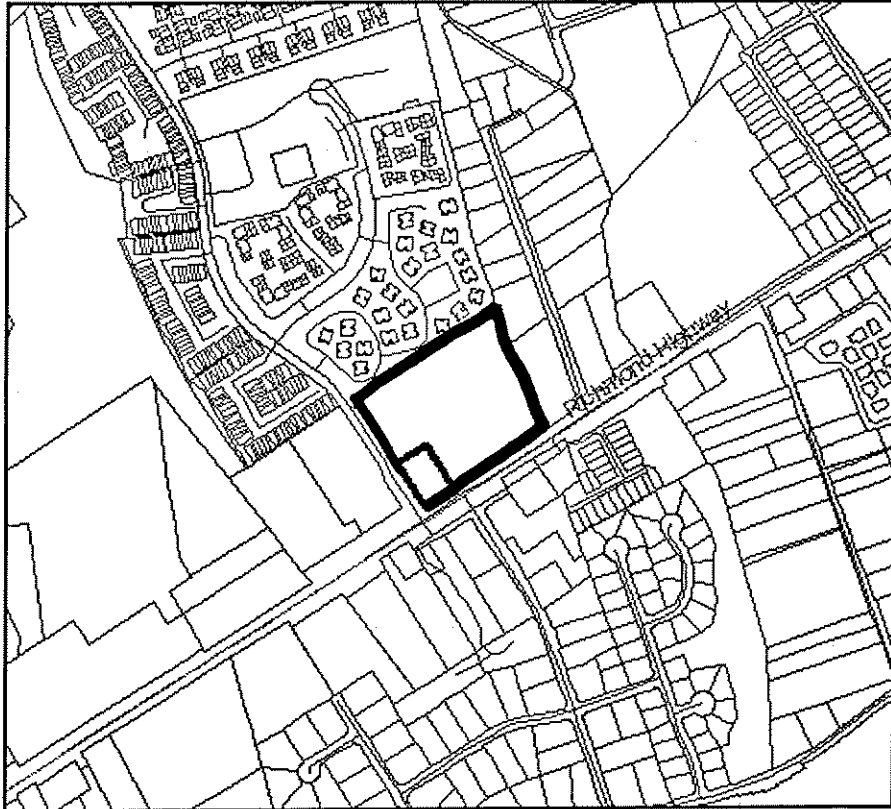
- The traffic impact of the proposed development is thoroughly analyzed and mitigated using a Transportation Demand Management (TDM) program that may include shuttle bus service, Metrorail subsidies, and vanpool and carpool matching services;
- Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide.

Deleted: 35

Deleted: This area presents an opportunity for possible redevelopment. With substantial consolidation, Sub-unit A-2 is planned for mixed-use development including office and/or retail uses up to .50 FAR. Any development proposal should meet the following conditions:

Deleted: • Retention of existing basic commercial uses currently located in the Woodlawn Plaza Center is encouraged; and ¶
• Inclusion of urban design elements, such as streetscaping, public art, pedestrian plazas, cultural/recreation facilities, landscaped open space, landmarks or building designs which will denote this area as a focal point of the Woodlawn Community Business Center. The urban design recommendations found at the end of this Plan are used as a guide

Woodlawn Shopping Center



Aerial Imagery © 2002 Commonwealth of Virginia
Fairfax © 2003

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Attachment E

Justification

Expanding the daytime office population on Richmond Highway is essential to the long term economic health of the corridor. Today's very limited Class-A offices inventory on Richmond Highway is insufficient to support the range of restaurant and other retail opportunities desired by the community. The Base Realignment and Closure (BRAC) recommendations projected nearly to double the daytime office population at Fort Belvoir are expected to generate a greatly increased demand for office space from government contractors seeking to follow their clients to southeastern Fairfax County. This sub-unit is one of a limited number of Richmond Highway parcels of land within two miles of Fort Belvoir's Pence Gate suitable for redevelopment to office use.

General information/justification for Richmond Highway Comprehensive Plan nominations submitted by the Southeast Fairfax Development Corporation

All nominations submitted seek to enable the accomplishment of goals and concepts included in the current Plan language, including:

- promoting revitalization and redevelopment, while maintaining an acceptable land use and transportation balance...
- development potential will instead be a function of market demand, available development capacity and the ability of the developer to meet performance standards set forth in the Plan...
- encouraging substantial consolidation of contiguous parcels starting at the Richmond Highway frontage back to the existing stable residential neighborhoods to provide for projects that function in a well-designed, efficient manner ...
- encouraging revitalization and redevelopment of the Richmond Highway Corridor to create more attractive, commercially viable, and functionally efficient business centers and community focal points...
- providing incentives to attract reinvestment in the Richmond Highway Corridor.

SFDC's nominations in this Annual Plan Review cycle seek primarily to fine tune density and land unit boundaries since the 2002 Plan revisions. These nominations also seek to anticipate revitalization and redevelopment opportunities which may arise from the Base Realignment and

Woodlawn Shopping Center

Closure (BRAC) recommendations to augment the Department of Defense employment at Fort Belvoir over the next six years. SFDC nominations for several land units propose hotel or hotel/conference center and office development options in the expectation that the BRAC recommendations will be implemented and will generate sufficient government contractors relocating to Richmond Highway. In a few other cases, density has been increased from .35 to .50 FAR, the C-8 by-right density.

Woodlawn Shopping Center

Property owner information for the selected Parcels in PC - 2005-0146

PIN : 1092 01 0023

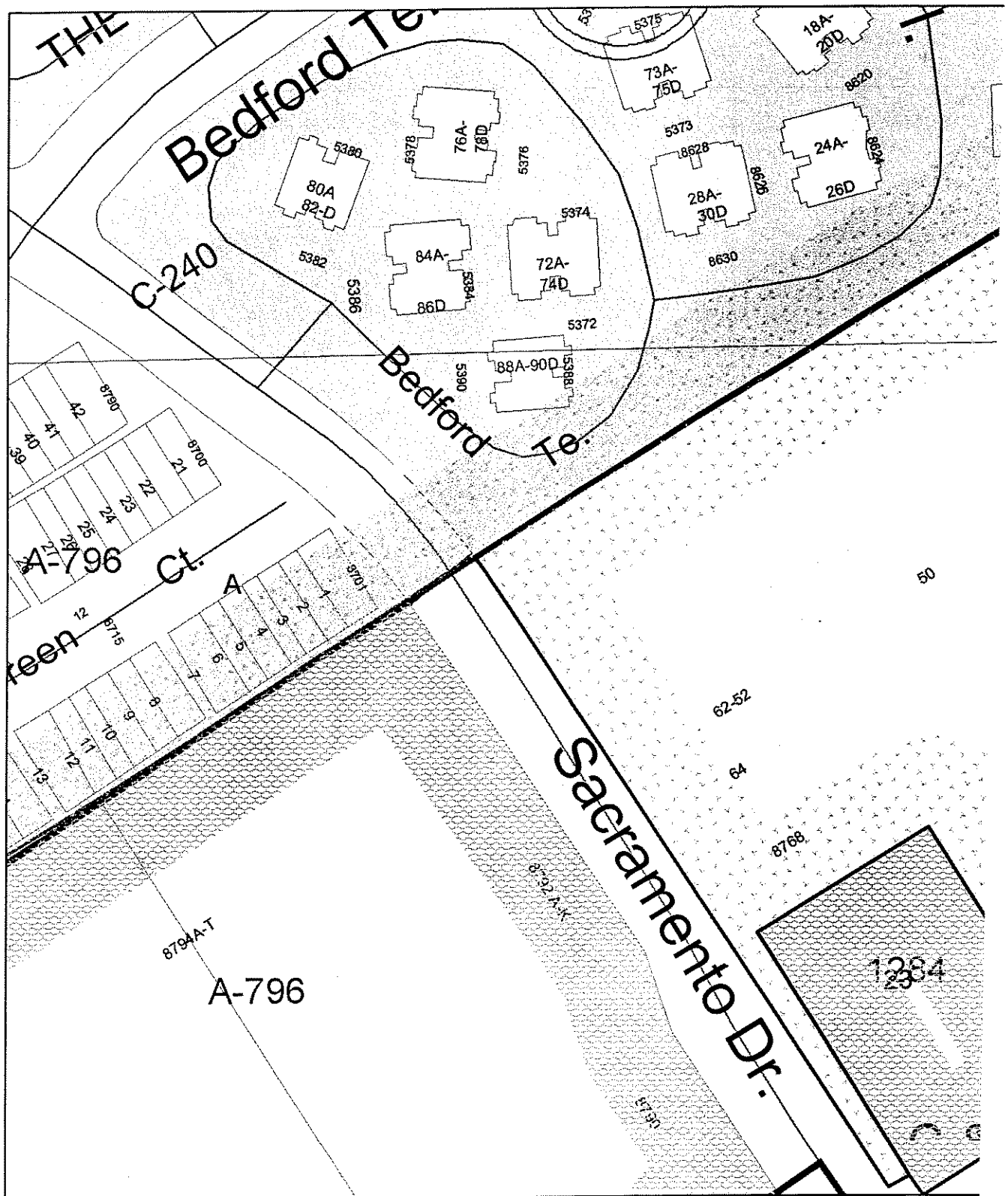
Site Address : 8770 RICHMOND HY

WOODLAWN NATIONAL BANK ✓
WACHOVIA BANK TAX DEPT
REAL ESTATE TAXES NC 5568
401 SOUTH TRYON ST
CHARLOTTE NC 28288

PIN : 1092 01 0024

Site Address : 8726 RICHMOND HY

BERKELEY PLAZA ASSOC INC
CARE M T HALL ASSOC LTD
P O BOX 74
THE PLAINS VA 20198



0 85 170 340 Feet